

April 8, 2009

Barry Wood  
Director Assessment Division  
Department of Local Government Finance  
Indiana Government Center North  
100 North Senate Avenue N1058(B)  
Indianapolis, IN 46204

Dear Barry,

We have completed the sales ratio study for the 2008 trending. All sales that we deemed valid were used, including land sales that have since been improved. We only have 4 sales in Commercial and Industrial. There were some older sales we had used on previous ratio studies, but as part of our reassessment work, we found that those parcels had been improved since the sale. Due to the improvements to the properties, we were unable to use those sales in the ratio study as time adjusted sales. Crawford is a very rural county with under 300 Commercial and Industrial parcels. Because of this fact, there are very few sales.

#### **Residential and Ag Homesites**

In areas where we lacked sales, we used similar neighborhoods that had sales within the county and applied the proper neighborhood factor. Boone and Ohio Townships were added together for a larger sample size of Residential Improved sales. Both of these townships are in the southern part of the county and have riverfront property and other similar economic factors. Land rates have been changed where it was needed. Also, trend factors have been added to help bring the median ratios closer to 1.00.

#### **Commercial and Industrial**

There were very few sales in Commercial and Industrial parcels. Due to improvements to the older sale properties (2004-2005), we were unable to include them in the ratio study as time adjusted sales. The construction types and sizes for the Commercial and Industrial are very similar so these two categories were grouped together. We have compiled a spreadsheet of sales in a five (5) county area around Crawford. The sales have been broken down by use and give us a strong base of selling price per square foot to verify all commercial and industrial properties. Also, for vacant Commercial/Industrial land we took residential vacant land sales to establish a base rate for Commercial/Industrial land,

due to the fact there is no zoning in this very rural community. Then we added in for Commercial/Industrial septic system installation costs. In addition, trend factors were added to help bring the median ratios closer to 1.00 using the sales we had.

### **Summary**

Overall, we saw around a 1%-2% increase in Residential properties in the newer areas of the county and a 1%-2% decrease in the older sections. We also saw a decrease in Commercial and Industrial properties in most of the county. If you have any questions feel free to contact me.

Sincerely,

Tammy Procter